

# **PUBLIC NOTICE**

## **NOTICE OF INTENT TO PREPARE**

### **A DRAFT ENVIRONMENTAL IMPACT REPORT**

Pursuant to Public Resources Code Section 21165, the City of Long Beach is the Lead Agency responsible for preparing an environmental impact report (EIR) addressing potential impacts associated with the proposed project. The proposed project is a mixed-use retail commercial development to be anchored by a Home Depot. The project site is located at 400 Studebaker Drive at the intersection of Studebaker Road and Loynes Drive. The project proposes to develop approximately 192,000 square feet of commercial development, including the Home Depot, a sit-down restaurant, and various other retail uses. The project requires a Conditional Use Permit, a Local Coastal Development Permit, and Standards Variances. Access to the site will be provided by a new primary entry at the signalized intersection of Studebaker Road and Loynes Drive and by two secondary entries providing right in/right out access from Studebaker Road.

At a minimum, the EIR will examine the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Utilities, and Transportation and Circulation. A more complete description of EIR requirements is included in the Notice of Preparation (NOP).

**SCOPING MEETING:** THE CITY OF LONG BEACH WILL CONDUCT A SCOPING MEETING IN CONJUNCTION WITH THE NOP IN ORDER TO PRESENT THE PROJECT AND THE EIR PROCESS AND TO RECEIVE COMMENTS.

**DATE/TIME:** WEDNESDAY, APRIL 7, 2004 / 6:00 PM

**ADDRESS:** KETTERING ELEMENTARY, 550 SILVERA AVENUE, LONG BEACH 90803

[http://www.lbusd.k12.ca.us/ketterin/Map\\_and\\_Contact\\_Info.html](http://www.lbusd.k12.ca.us/ketterin/Map_and_Contact_Info.html)

#### **REVIEWING LOCATIONS**

COPIES OF THE NOP ARE AVAILABLE FOR PUBLIC REVIEW FROM MARCH 19, 2004, TO APRIL 20, 2004, AT THE FOLLOWING LOCATIONS:

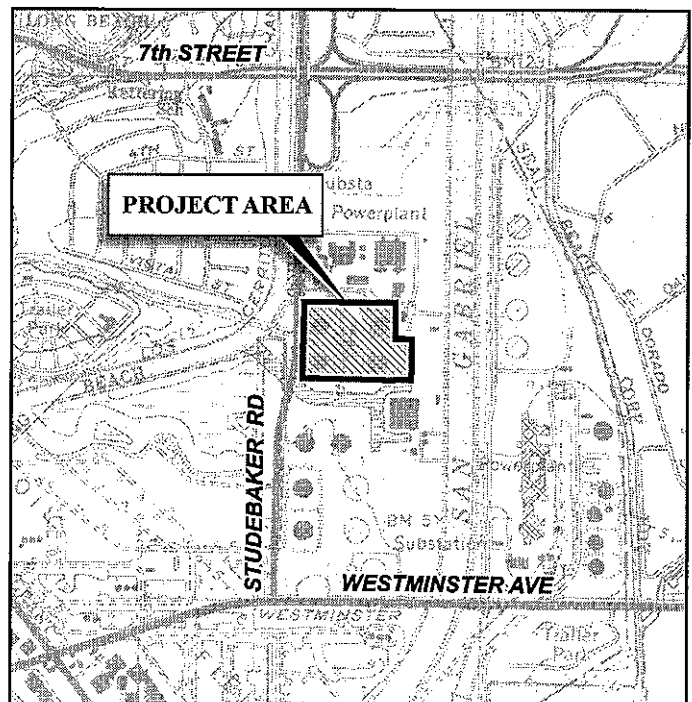
City of Long Beach Planning and Building Department:  
Contact: Angela Reynolds, Manager, (562) 570-6357

#### **City of Long Beach Libraries**

Long Beach Main Library, 101 Pacific Avenue  
Bay Shore Neighborhood Library, 195 Bay Shore  
El Dorado Neighborhood Library, 2900 Studebaker Road  
Brewitt Neighborhood Library, 4036 E. Anaheim Street

#### **Address Comments to:**

Angela Reynolds, Environmental Planning Officer  
City of Long Beach  
Department of Planning and Building, 7th Floor  
333 West Ocean Boulevard  
Long Beach, CA 90802



## NOTICE OF PREPARATION

To: Notice of Preparation Recipients (See attached distribution list.)

Subject: Notice of Preparation of a Draft Environmental Impact Report

### Lead Agency

Agency Name City of Long Beach  
Street Address 333 West Ocean Boulevard, 7th Floor  
City/State/Zip Long Beach, CA 90802  
Contact Angela Reynolds, Environmental Planning Officer

### Consulting Firm

Firm Name LSA Associates, Inc.  
Street Address 20 Executive Park, Suite 200  
City/State/Zip Irvine, CA 92614-4731  
Contact Lisa D. Williams, REHS, REA

Project Title: Long Beach Home Depot

**Project Location:** The proposed project site is located in the City of Long Beach. Comprising 16.47 acres, the proposed project site is located at 400 Studebaker Road at the intersection of Studebaker and Loynes Drive. There are intake channels from the Los Cerritos Channel immediately surrounding the project site to the north and south used to provide water for cooling purposes at the power plants. Beyond the intake channels, there are two electric generating plants operated by AES Alamitos LLC, and the Los Angeles Department of Water and Power Haynes Generating Station is located to the southeast across the San Gabriel River. There is also a petroleum storage tank farm operated by Pacific Energy located to the south. Studebaker Road forms the western boundary of the proposed project site.

**Project Description:** The City of Long Beach is considering an application to develop a new 191,529-square-foot commercial development requiring a Conditional Use Permit (retail trade in the PD-1/IG Zone), Local Coastal Development Permit, and Standards Variance.

The City of Long Beach will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed project. This Notice of Preparation (NOP) is sent in order to obtain input from your agency on the scope and content of the environmental analyses to be contained in the DEIR. Specifically, the City of Long Beach requests input on the environmental information that is germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the DEIR prepared by the City of Long Beach when considering permits or other approvals for the project.

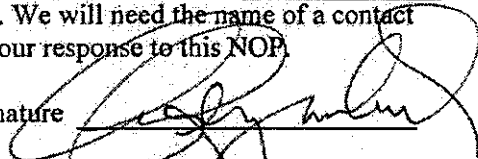
The project description, location, and potential environmental effects, based on the information known to date, are contained in the attached materials. A copy of the Initial Study is also attached. Through the receipt of comments on this NOP and the process of preparing the DEIR, additions, deletions, and/or modifications of these potential environmental impacts may occur.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **no later than 30 days** after receipt of this notice. Please send your response to Angela Reynolds, Environmental Planning Officer, at the address shown above. We will need the name of a contact person in your agency in case there are questions related to your response to this NOP.

Date

March 15, 2004

Signature



Title Environmental Planning Officer

Telephone (562) 570-6357

## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

### **INTRODUCTION**

The City of Long Beach (City) is considering an application to develop a new 191,529-square-foot commercial development requiring a Conditional Use Permit (retail trade in the IG Zone), Local Coastal Development Permit, and Standards Variance. Under the requirements of the California Environmental Quality Act (CEQA), the City, acting as Lead Agency, must evaluate the potential impacts associated with the proposed Home Depot commercial development project. Based on initial review of the proposed project, the City has determined that an Environmental Impact Report (EIR) must be prepared to adequately assess the proposed project's environmental impacts, to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and to discuss feasible alternatives to the project that may accomplish the basic project objectives while lessening or eliminating any potentially significant impacts.

This Notice of Preparation (NOP) is being circulated pursuant to California Public Resources Code section 21153(a) and State CEQA Guidelines section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the EIR. A 30-day comment period is provided to return written comments to the City of Long Beach at the following address:

Ms. Angela Reynolds, Environmental Planning Officer  
City of Long Beach  
Department of Planning and Building, 7th Floor  
333 West Ocean Boulevard  
Long Beach, CA 90802

### **PROJECT DESCRIPTION**

#### **Setting**

The proposed project site is located in the City of Long Beach between the San Gabriel River and the Los Cerritos Channel. Comprising 16.5 acres, the proposed project site is located at 400 Studebaker Road at the intersection of Studebaker and Loynes Drive. The proposed center is located within Subarea 19 of the Southeast Area Development and Improvement Plan area (SEADIP). Much of this area, including the project site, is under the jurisdiction of the Local Coastal Program (LCP). The property is zoned General Industrial (IG) and the land use designation in the Long Beach General Plan is Land Use District (LUD) No. 7, Mixed Use. LUD No. 7 is intended for the careful and synergistic blending of different types of land uses to vitalize an area and to support urban structure. The project site is also in an overlay area for Planned Development 1 (PD-1).

The project site is currently developed as a "tank farm" and contains aboveground storage tanks (ASTs), pipelines, and equipment associated with petroleum products storage and transfer. Tanks 1–4 were used to store fuel oil for the surrounding electric generating plants. These large ASTs are currently disconnected from the system and have capacities that range between 5.9 million gallons and 9.4 million gallons. Tanks 1 through 3 are empty, and Tank 4 contains approximately 36 inches of settled sludge collected from the bottom of all the tanks. Two smaller ASTs store cutter stock fuel (used to separate types of fuels transported through the pipelines). The capacity of the northern AST is 1.2 million gallons, and the southern AST's capacity is 840,000 gallons. The smaller of these two tanks is owned and operated by the Los Angeles Department of Water and Power (LADWP), and the other is owned and operated by Pacific Energy. The ASTs are located in bermed and lined retention basins designed to capture accidental petroleum spills. The site also contains a former hazardous material storage area, a hose storage building, a pig launching area (a series of piping and valves used to insert "pig" into the pipelines to clean them), an equipment building, underground and aboveground pipelines, two pump areas, and heating units with cylindrical natural gas tanks.

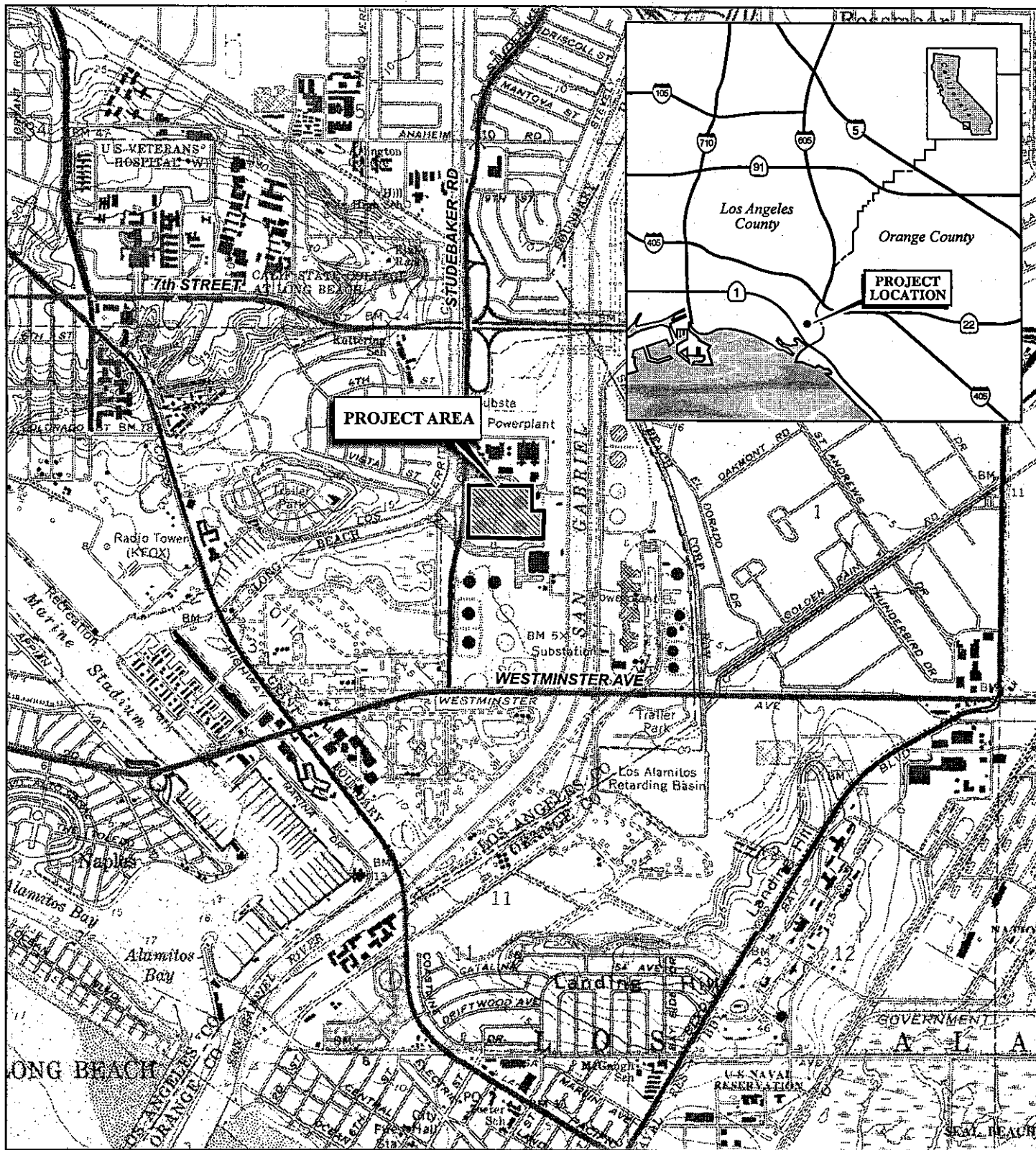
A former operator, the Edison Pipeline and Terminal Company (EPTC), used the property as part of an interconnected terminal and distribution network for various petroleum-based fuels. The former EPTC terminal and distribution network contained pipelines that connected each of the four large ASTs on the property to six major oil refineries in Southern California and collection/distribution points at the Port of Long Beach and Rancho Dominguez.

There are two water supply channels from the Los Cerritos Channel immediately surrounding the project site to the north and south. These channels provide cooling water for two electric generating plants, both of which are operated by AES Alamitos LLC. The LADWP Haynes Generating Station is located to the southeast of the project site across the San Gabriel River. Studebaker Road forms the western boundary of the proposed project site, and facilities associated with the AES generating plants are located adjacent to the eastern boundary. Figure 1 illustrates the project location.

### **Project Characteristics**

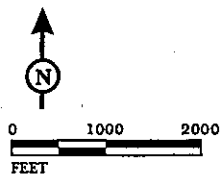
The proposed project is a mixed-use retail-commercial development to be anchored by a Home Depot. The project includes 191,529 square feet of commercial space including a 104,886-square-foot home improvement store with a 34,643-square-foot garden center; a 7,000-square-foot sit-down restaurant with an approximately 2,050-square-foot outdoor eating area; and 45,000 square feet of other retail uses. Table A provides a breakdown of project square footage. A total of 918 parking spaces are proposed for the development consistent with City of Long Beach Zoning Code requirements. Access to the site will be provided by a new primary entry at the signalized intersection of Studebaker Road and Loynes Drive and by two new secondary entries providing right in/right out access from Studebaker Road. Figure 2 is a site plan for the proposed project.

The entire project site will remain a single parcel of land. Home Depot and other tenants will lease portions of the project site from the landowner/applicant, Studebaker LB, LLC.



LSA

FIGURE 1



SOURCE: USGS 7.5' Quads - Seal Beach & Los Alamitos, Ca.

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Long Beach Home Depot  
Project Location

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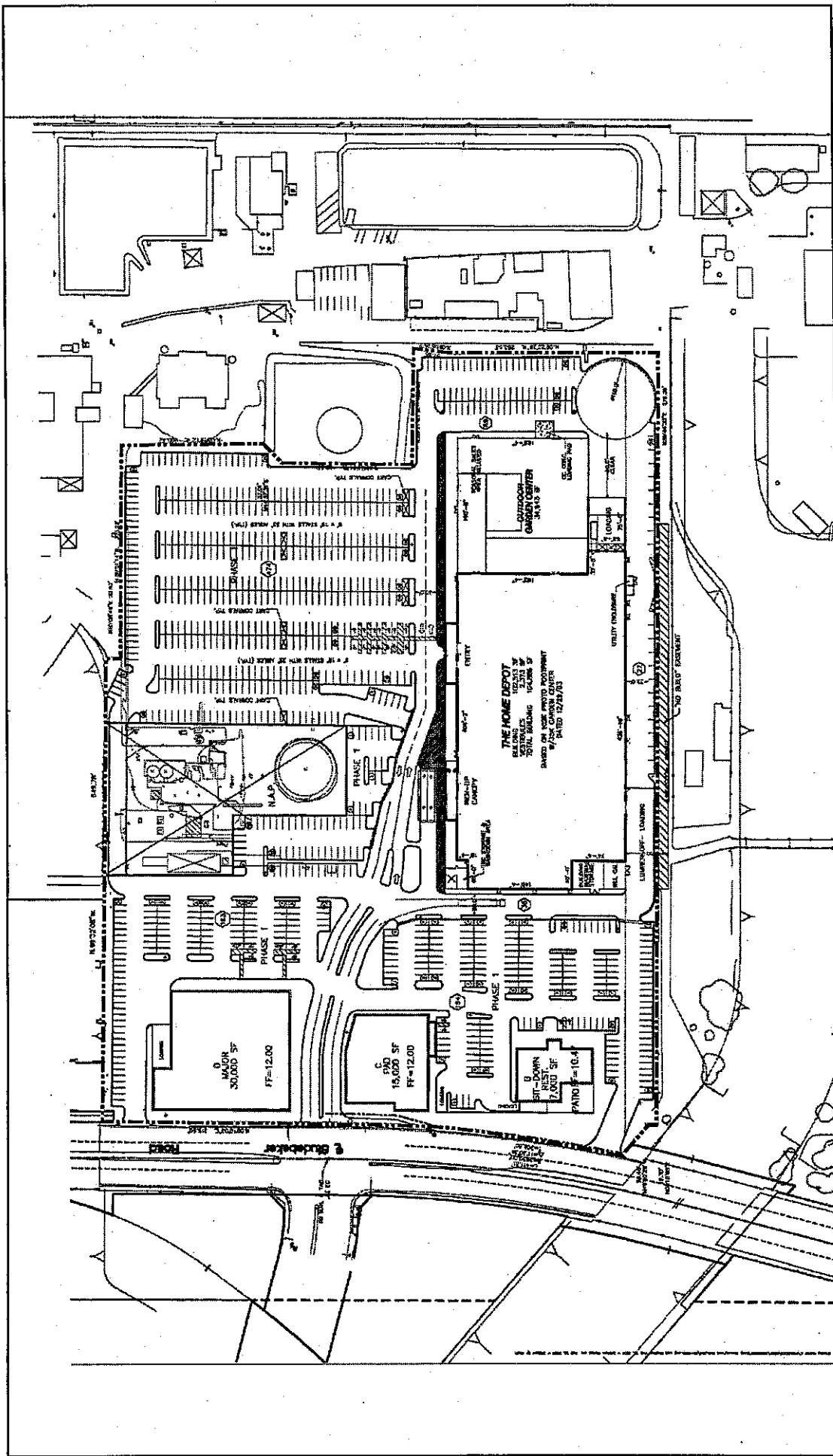
**Table A: Total Proposed Building Area**

	<b>Tentative Use</b>	<b>Square Footage</b>
<b>Home Depot</b>	Store	104,886
	Garden Center	34,643
<b>Pad B</b>	Restaurant	7,000
	Outdoor Seating	2,050*
<b>Pad C</b>	Retail	15,000
<b>Pad D</b>	Major Retail	30,000
<b>Total</b>		191,529

\* Outdoor seating not included in total building area

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**Long Beach Home Depot  
Proposed Project**

**SOURCE:** Greenberg Farrow

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The Pacific Energy distribution facility in the northern portion of the site will remain in place after construction of the project. This area will consist of a lined retention basin that contains the cutter stock oil AST, a heating unit, two cylindrical natural gas tanks, a lube oil tank, pumps, the equipment room, and associated piping. The facility occupies approximately 1.2 acres of the 17.8-acre site. In addition, the existing aboveground pipelines connecting this area to the Pacific Energy tanks (via the central portion of the site) will be rerouted along the eastern boundary to connect to these tanks.

The LADWP AST and associated equipment and pipelines, the former hazardous material storage area, the hose storage building, the pig launching area, Tanks 1–4, and associated aboveground and underground piping will be removed as part of the project. Utility lines serving the existing distribution facility will be removed and/or relocated to accommodate the proposed project. Any soils encountered that are contaminated with substances determined to be at hazardous concentrations will be removed in accordance with local, State, and federal standards and will be transported to a State-approved facility.

Development of the retail-commercial center will result in the excavation of approximately 40,460 cubic yards of earth on site. Approximately 18,490 cubic yards of the excavated earth will be used as material for the construction of on-site embankments. Approximately 21,970 cubic yards of earth are to be exported off site, to a location to be determined.

Development of the retail-commercial center includes the provision of the necessary infrastructure for the new commercial center, including storm water drainage, sewage disposal, water, solid waste, electricity, natural gas, and telecommunications.

Due to the lack of sanitary sewer facilities at the site, the proposed project includes construction and operation of a private lift station with hydropneumatic pumps and a concrete-lined holding tank. The purpose of the holding tank is to allow discharge during off-peak hours. The system may also include an odor control system as necessary to mitigate any odor that might be generated by sewage stored during the day. As a discharge option, the sewage would be conveyed from the lift station via a 4-inch force main to an existing 8-inch line at the end of Vista Street. The force main would run underground to the Loynes Street bridge, be mounted on the bridge, and then continue underground in the street to a connection point on Vista Street. There the force main would connect with an existing 8-inch line maintained by the Long Beach Water Department. Figure 3 provides the proposed route for the sewer connections for which permits will be required from the Long Beach Water Department. After review of the proposed design, the Long Beach Water Department may approve an alternative discharge method.

The proposed retail-commercial center will be developed in accordance with the requirements of the LCP, SEADIP (PD-1), and the IG Zone. The proposed project requires a Conditional Use Permit for retail trade in the PD-1/IG Zone, a Local Coastal Development Permit, and Standards Variances.

### **Discretionary Actions**

Development of the proposed project will require discretionary approvals by the Lead Agency (City of Long Beach) and by Responsible Agencies. A Lead Agency is the public agency having the principal responsibility for carrying out or approving the project. The City of Long Beach's discretionary actions include the following:

- Demolition Permits
- Site Plan Review
- Local Coastal Permit to allow for the construction of the proposed retail-commercial development within a coastal area; the discharge of treated storm water into the Los Cerritos Channel; and the construction of a sewer force main along the bridge over the Cerritos Channel in Loynes Drive
- Conditional Use Permit to allow retail trade in the IG Zone
- Signage Program for the retail-commercial center, which may entail a waiver from the sign development standards
- Standards Variances for the following:
  1. Exception from the Long Beach Municipal Code to permit the construction of the following curb cuts on Studebaker Road in lieu of the allowable 24-foot-0-inch-wide curb cuts:
    - a. A 55-foot-0-inch-wide curb cut at Loynes Drive
    - b. A 35-foot-0-inch-wide curb cut at the southern boundary of the site
    - c. A 30-foot-0-inch-wide curb cut at the northern boundary of the site
  2. Exception from Long Beach Ordinance No. C-7827 to permit development in the SEADIP Area (PD-1) with less than 30 percent of the site to be retained for usable open space.
  3. Exception from Long Beach Municipal Code Section 21.44.070 to permit the display of a 6-foot-wide-by-10-foot-long government flag in lieu of the allowable 6-foot-wide-by-6-foot-long government flag
  4. Exception from Long Beach Municipal Code Section 21.33.130 to permit a flagpole to be placed on the roof of a building that exceeds the allowable height limit of 35 feet by 15 feet in lieu of the allowable 10 feet

Because the project also involves approvals from other agencies such as the State Water Resource Control Board, these agencies are Responsible Agencies under CEQA. Section 15381 of the State CEQA Guidelines defines Responsible Agencies as public agencies other than the Lead Agency that will have discretionary approval power over the project as defined by CEQA. Table B provides a list of probable future actions by Responsible Agencies as they relate to the proposed project.

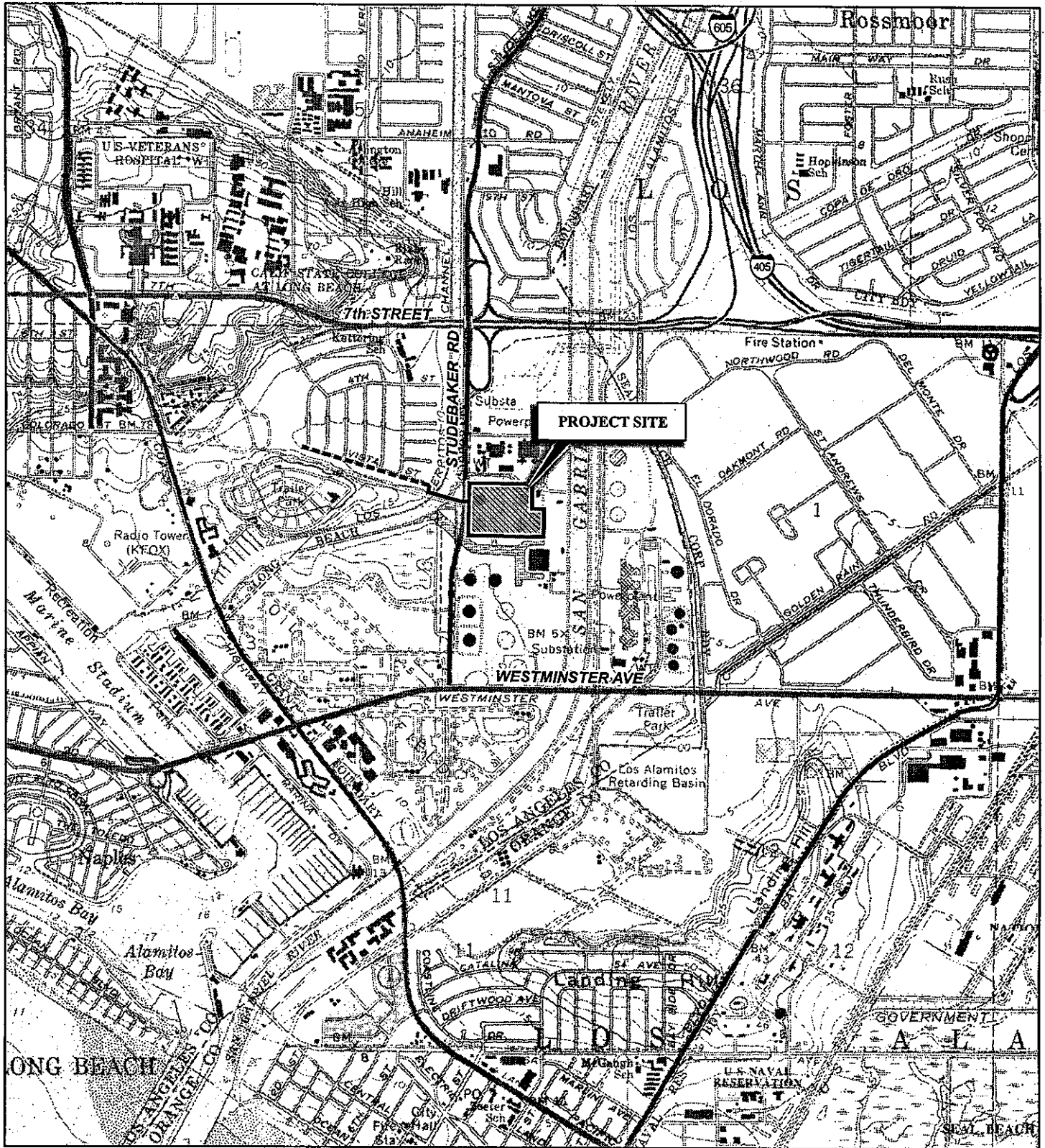


FIGURE 3

Long Beach Home Depot  
Conceptual Sewer Line Extension

SOURCE: USGS 7.5' Quads - Seal Beach & Los Alamitos, Ca.

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**Table B: Probable Future Actions by Responsible Agencies**

<b>Responsible Agency</b>	<b>Action</b>
State Water Resources Control Board	Applicant must submit a Notice of Intent (NOI) to Comply with the General Activity Construction National Pollution Discharge Elimination System Permit (NPDES)
Regional Water Quality Control Board (LA)	Section 401 water quality certification
U.S. Army Corps of Engineers	Section 404 Permit for construction of sewer line across Los Cerritos Channel bridge
City of Long Beach Water Department	Installation of sewer pipes from lift station to connection in Vista Street
California Department of Oil, Gas, and Geothermal Resources/City of Long Beach Department of Oil Properties	Petroleum pipeline relocation and abandonment

## ENVIRONMENTAL PROCEDURES

This NOP will be submitted to the State Clearinghouse, Responsible Agencies, and other interested parties that have specifically requested a copy of the NOP. Release of the NOP will be publicly noticed, and a scoping meeting will be held to obtain information about the scope and content of the EIR. After the 30-day review period for the NOP is complete and all comments are received, a Draft EIR (DEIR) will be prepared in accordance with CEQA as amended (Public Resources Code, Section 21000, et seq.) and the State Guidelines for Implementation of CEQA (State Code of Regulations, Section 15000, et seq.). The DEIR will comply with the procedures for implementation of CEQA adopted by the City of Long Beach.

Detailed analysis will be conducted in order to ascertain the proposed project's potential impact on the environment and the relative degree of impact prior to implementation of mitigation measures. Where impacts are determined to be significant, mitigation measures will be prescribed with the purpose of reducing those impacts completely or to the maximum degree feasible. An analysis of alternatives to the proposed project will also be included in the DEIR. In addition, a discussion regarding cumulative impacts associated with foreseeable future projects within the vicinity of the proposed project (including the proposed project) will be included in the DEIR.

## Project Alternatives

The DEIR will include review and analysis of at least four development alternatives including, but not limited to, the No Project/No Development, No Project/Existing General Plan, and Alternative Locations. Based upon the analysis and data presented in the EIR, a determination will be made as to which alternative or alternatives generate fewer environmental impacts, if any.

## INITIAL STUDY CHECKLIST

An Initial Study Checklist is a preliminary analysis of the proposed project prepared by the Lead Agency to determine whether a Negative Declaration (ND) or EIR must be prepared (State CEQA Guidelines Section 15365).

The Initial Study Checklist addresses each question required by the State CEQA Guidelines and indicates the potential impacts of the proposed project. The Checklist provides impact criteria from federal and State agencies, the State CEQA Guidelines, and adopted City policies. The Checklist used in this NOP is based on Appendix G of the State CEQA Guidelines and is generally consistent with the draft thresholds prepared by City staff.

The discussion in the section that follows the Checklist indicates the potential impacts of the proposed project and whether the proposed project will have any impacts that are:

1. Potentially Significant,
2. Potentially Significant Unless Mitigation Is Incorporated,
3. Less Than Significant Impact, or
4. No Impact.

All answers must take into account the whole action involved, including impacts that are off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction-related as well as operations-related.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is Potentially Significant, Less Than Significant with Mitigation, or Less Than Significant. "Potentially Significant Impact" is appropriate if substantial evidence exists that an effect may be significant. If one or more "Potentially Significant Impact" entries exists when the determination is made, an EIR is required.

The Initial Study Checklist and discussion section have been prepared according to Sections 15063, 15046, and 15065 of the State CEQA Guidelines.



## INITIAL STUDY CHECKLIST

### Long Beach Home Depot (CLB 430)

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>II. AGRICULTURE RESOURCES</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY</b> Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b> Would the project:				
a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VI. GEOLOGY AND SOILS</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VIII. HYDROLOGY AND WATER QUALITY</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death, involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. LAND USE AND PLANNING</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. MINERAL RESOURCES</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. NOISE</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Issues:**

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XII. POPULATION AND HOUSING** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. TRANSPORTATION/TRAFFIC</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XVI. UTILITIES AND SERVICE SYSTEMS</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## DISCUSSION OF CHECKLIST RESPONSES

### I. AESTHETICS. Would the project:

#### a) Have a substantial adverse effect on a scenic vista?

**No Impact.** At build out, the proposed project will include a home improvement center and other retail commercial structures. There are no scenic vistas adjacent to the proposed project site, and as such no impact is expected to occur as a result of project implementation.

#### b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** There are no identified scenic roads or highways on or adjacent to the proposed project site. There are no scenic resources in the vicinity of the project area, nor are there unique physical characteristics, such as rock outcroppings. As such, no impact is expected to occur as a result of project implementation.

#### c) Substantially degrade the existing visual character or quality of the site and its surroundings?

**Less Than Significant Impact.** The project site and surrounding area is characterized by industrial uses. There are no scenic resources in the vicinity of the project area, nor would the project substantially degrade the existing visual character or quality of the site and its surroundings. The proposed project would result in the removal of above ground storage tanks, the construction of new commercial buildings, and the addition of landscaping and lighting. The project site may add substantial light and glare to the area. An analysis of changes to the aesthetic environment will be addressed in the EIR.

#### d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**Potentially Significant Impact Unless Mitigation Incorporated.** Project implementation would create lighting sources on the project site with the addition of building, parking area, and security lighting. Although the proposed project may create a significant new source of light, there is sufficient distance between the project site and the nearest sensitive receptors so that any potential impacts are expected to be less than significant. The EIR, however, will describe project lighting and will identify mitigation measures, if needed, to reduce potentially significant impacts resulting from new light sources on the project site.

**II. AGRICULTURAL RESOURCES.** Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?**
- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?**

**No Impact.** Based on Farmland Maps prepared by the California Department of Conservation (2000), the proposed project site is not located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site and surrounding areas are characterized by industrial uses. The proposed project will not convert designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, conflict with existing zoning for agricultural use or a Williamson Act contract, or affect any existing or future agricultural uses. Therefore, development of the site would not impact agricultural resources. Agricultural resources will not be evaluated in the EIR because the proposed project is not expected to have a significant effect on the environment in a manner that relates to this topic.

**III. AIR QUALITY.** Would the project:

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**
- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**
- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?**
- d) **Expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** The proposed project site is located in the South Coast Air Basin (Basin), which is a nonattainment area for three of the six criteria pollutants. Air quality conditions in the Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which prepares and adopts an Air Quality Management Plan (AQMP) that identifies strategies intended to bring the Basin into compliance with federal air quality rules. The assumptions in the AQMP reflect future land use build out according to adopted General Plans in the region.

Because the South Coast Air Basin is a nonattainment area for three of the six criteria pollutants (PM<sub>10</sub>, carbon monoxide, and ozone), construction and occupation/use of the proposed project site could contribute to delay in the ultimate attainment of regional air quality levels established by State and federal standards.

The proposed project has the potential to result in significant short-term construction-related air quality impacts associated with demolition, grading activity, and long-term air quality impacts related to vehicular traffic in particular. A comprehensive air quality analysis will be completed as part of the EIR, analyzing both the short-term (construction) and long-term (operational) impacts of the project. The EIR will also identify appropriate and feasible mitigation measures, should there be significant impacts. Because the project is in a nonattainment basin, it may not be possible to reduce overall air quality impacts to below a level of significance.

**e) Create objectionable odors affecting a substantial number of people?**

**Less Than Significant Impact.** The proposed project may generate substantial truck traffic for deliveries and maintenance. In light of existing conditions, it is believed that these trucks may generate additional diesel fumes and that these fumes have the potential to create objectionable odors. Odors will also be generated by the on-site restaurant uses and the sewage holding tank; however, odors emanating from these uses are not expected to be detected off site. The potential for the project site to generate odors that will affect a substantial number of people is remote and less than significant. The EIR will analyze this issue and identify feasible mitigation, if necessary.

**IV. BIOLOGICAL RESOURCES.** Would the project:

**a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Potentially Significant Impact.** This proposed project site is currently developed as an oil tank storage farm adjacent to two electricity generating stations. At this time, there are no known candidate, sensitive, or special status animal species inhabiting the site. However, it is possible that animal species of concern may live on site. Pursuant to the discussion accompanying CEQA Guidelines Section 15065, the loss of habitat for species of special concern may be considered a potentially significant impact and will be addressed in the EIR. The EIR will incorporate the analysis, findings, and mitigation measures formulated in the biological survey being prepared for the project site.

**b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Less Than Significant Impact.** This proposed project site is currently developed as an oil tank storage farm adjacent to two electricity generating stations. Intake channels from the Los Cerritos Channel surround the project site on the north and south. Although the banks of the intake channels may provide limited and degraded habitat for wildlife, such habitat is not identified on any local or regional plans. The EIR will incorporate the analysis, findings, and mitigation measures formulated in the biological survey being prepared for the project site.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Potentially Significant Impact.** Although no wetlands are known to exist on the project site, extension of the sewer line across the bridge on Loynes Drive may impact wetland areas in the Los Cerritos Channel. Potential impacts to wetlands will be addressed in the EIR, and appropriate mitigation will be included, if necessary.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**No Impact.** This site has not been identified as a crucial portion of the migratory path of any animal species. The site is developed and located in a fully urbanized area. Consequently, no impacts related to migratory species are expected. This topic will not be analyzed further in the draft EIR unless new information identifying it as a potential impact is presented during the NOP process.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**Less Than Significant Impact.** The City of Long Beach has no Municipal Code provision regarding tree removal or replacement on private property although tree replacement is often part of mitigation for new projects requiring discretionary permits. The City Zoning Ordinance requires trees and landscaping in the public right-of-way for new projects. Compliance with landscaping requirements will be addressed in the Land Use and Planning section of the draft EIR. The EIR will include comprehensive information on existing on-site trees.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** There are no adopted habitat conservation plans or natural community conservation plans applicable to the project site. This topic will not be analyzed further in the draft EIR unless new information identifying it as a potential impact is presented during the NOP process.

## **V. CULTURAL AND PALEONTOLOGICAL RESOURCES.** Would the project:

- a) **Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?**

**Less Than Significant Impact.** No historical resources are anticipated on site. However, the cultural resource evaluation in the EIR will include an evaluation of potential on-site historic resources. Appropriate mitigation measures will be identified as necessary.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

**Potentially Significant Impact Unless Mitigation Incorporated.** There are no known archaeological resources on the project site. Due to the heavily disturbed nature of the project site, it is unlikely any will be found. The topic will, however, be addressed in the EIR. Precautionary mitigation may be included in the EIR to protect unknown buried resources.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact Unless Mitigation Incorporated.** Although there are no known paleontological resources on the project site, the potential to encounter such resources exists. The topic will be addressed in the EIR. Precautionary mitigation may be included in the EIR to protect unknown buried resources, should there be an indication that they may be present.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

**Potentially Significant Impact Unless Mitigation Incorporated.** There are no known human remains interred on the project site. Precautionary mitigation may be included in the EIR to address any potential impacts related to unknown remains that might be uncovered during grading activities.

## **VI. GEOLOGY AND SOILS.** Would the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
  - ii) **Strong seismic ground shaking?**
  - iii) **Seismic-related ground failure, including liquefaction?**
  - iv) **Landslides?**
- b) **Result in substantial soil erosion or the loss of topsoil?**
- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**
- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less Than Significant Impact.** There are no known faults that lie directly below the proposed project site, and the project site is not within or adjacent to an Alquist-Priolo Special Study Zone. However, the project site, like most of Southern California, is in an area of high seismic activity. Therefore the project site could be periodically subjected to moderate to intense ground shaking from active and potentially active faults. The site is also located in an area identified by the State of California as having the potential for liquefaction (Seismic Hazard Zone, Los Alamitos Quadrangle, March 25, 1999). The Seismic Hazards Mapping Act requires investigation for this potential hazard and, if a hazard exists, that its effects be mitigated.

The project must be designed and constructed in accordance with the Zone 4 criteria of the current Uniform Building Code and other local codes that may apply. The project will also be required to comply with the recommendations of a geotechnical engineer and geologist. The implementation of these standards and criteria will minimize to the extent feasible potential impacts associated with a seismic event.

The EIR analysis will include the location of known faults and their potential for earthquake-induced ground shaking capable of causing rupture, liquefaction, settlement, and landslides. Mitigation will be included, if necessary. The potential exposure of people or structures to geologic hazards such as seismic-related ground failure or substantial erosion and to soil conditions such as instability, subsidence, compressibility, expansiveness, or other conditions that might affect project improvements will also be evaluated.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**Potentially Significant Impact Unless Mitigation Incorporated.** There are no sewer facilities that can serve the project site under Studebaker Road or Loynes Drive. A private lift station with an equalization tank, odor control system, and force main to convey sewage from the development to Long Beach Water Department sewage facilities on Vista Street is proposed as part of the development. It is anticipated that the proposed structures can be supported if constructed pursuant to the recommendations of the project geotechnical engineer. The EIR will include an analysis of proposed improvements to the on-site wastewater facilities and the ability of on-site soils to support the alternative wastewater system. If necessary, mitigation measures will be included to reduce the project's impacts to the extent feasible.

## **VII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Potentially Significant Impact Unless Mitigation Incorporated.** Hill Middle School is within one mile of the project site, and Kettering Elementary School is located within one-half mile of the project site. The proposed project is a retail commercial center anchored by a Home Depot. Construction and operation of the center would not involve extensive use of hazardous substances or risk of accidental explosion. Potentially hazardous substances contained in typical household products such as cleaners, solvents, automotive oils, and paints would be used and possibly sold on the property. The Long Beach Fire Department and Los Angeles County Fire Department Health and Hazardous Materials Division (HHMD) regulate the handling, storage, and disposal of hazardous substances on the property. Compliance with existing standards will minimize to the extent feasible potential impacts associated with these products. The EIR will include a discussion of potential hazards caused by the proposed project and will include mitigation measures, if necessary, that will reduce potential impacts to a less than significant level.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Potentially Significant Impact.** A Phase I Environmental Site Assessment conducted in 1997 for the Alamitos Generating Station, 690 N. Studebaker Road—the property immediately adjacent to the proposed project site—found that the site was not a list pursuant to Government Code Section 65962.5. There was a record of two oil spills on that property.

A new Phase I Environmental Site Assessment is being prepared for the project site to determine the hazardous substance concerns at the site. The EIR will include a discussion of potential hazards caused by the proposed project (including hazards related to demolition and removal of existing structures) and will include mitigation measures, if necessary, that will reduce potential impacts to the extent feasible.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**
- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** The proposed project is located more than two miles from the nearest airport facility, the Armed Forces Reserve Center near the Naval Weapons Station, Seal Beach. The project site is not located within the Airport Land Use Plan and thus is not considered subject to safety hazards from airport or military operations. Although the airspace above the project site may be used by aircraft associated with either of these facilities, it is unlikely that the project site is at risk because of airspace uses because most accidents occur during landings and takeoffs. This topic will not be analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The Disaster Management Division is located within the Support Services Bureau of the Fire Department, which is responsible for disaster planning, interagency coordination, planning and execution of citywide exercises, citywide SEMS (Standardized Emergency Management System) training, and management of the terrorism grant funds.

Responsibilities include staff and oversight of the Disaster Committee and the Terrorism Working Group. Representatives of this office coordinate closely with the Operational Area and the Governor's Office of Emergency Services to ensure that the coordination and compliance requirements of the SEMS regulations are maintained. Revisions in the City's Emergency Operations Plan are currently under way. These changes will bring the City into full compliance with SEMS regulations and planning guides.

The project site is bounded on the west by Studebaker Road. The proposed project will likely include improvements to these streets to facilitate access to and from the proposed project site. There will be no changes to the street network that would adversely affect emergency response or evacuation plans and the proposed project site provides access for emergency vehicles (Police, Sheriff, Fire/Paramedics). Consequently, this topic will not be further analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** The project site is in an urbanized setting where it is surrounded by industrial development, the San Gabriel River, and the Los Cerritos Channel. There are no open space areas with vegetation or brush that would pose a significant fire hazard. The project site is not within a designated high fire hazard area, and no impacts related to wildland fires are expected. Consequently, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**VIII. HYDROLOGY AND WATER QUALITY.** Would the project:

**a) Violate any water quality standards or waste discharge requirements?**

**Less Than Significant Impact.** The project has the potential to significantly impact water quality during construction and operation. A hydrology study describing existing and proposed drainage areas, design storm flows, surface drainage calculations, and erosion issues will be prepared and summarized in the EIR.



Construction of the project will require compliance with the State General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit, as well as with applicable City ordinances that implement requirements of the municipal NPDES permit. The construction activity permit requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMPs) to prevent erosion and polluted runoff from leaving the site during storms and contaminating waterways. As required by the Standard Urban Storm Water Mitigation Plan (SUSMP) for Los Angeles County and City of Long Beach Municipal Code Chapter 18.95, developments that result in 100,000 square feet or more of impermeable surface, including parking lots, are subject to specific source control and treatment control best management practices (BMPs) requirements. The project is being designed to incorporate BMPs to address pollutants of concern such as trash, bacteria, nutrients, metals, and petroleum hydrocarbons. Compliance with existing standards will minimize to the extent feasible potential impacts associated with these products. This issue will be fully addressed in the EIR. Additional mitigation will be included in the EIR, if necessary, to further reduce potential impacts to a less than significant level.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)**

**Less Than Significant Impact.** The land uses proposed by the project would not significantly change groundwater quantities because the uses do not include a proposal for groundwater extraction or injection, and the project site is not located in a groundwater recharge area. The project site is located seaward of the Alamitos Seawater Intrusion Barrick, which spans the Los Angeles and Orange County line, preventing ocean water from contaminating Los Angeles County's central basin and Orange County's groundwater basin. Therefore, the project is expected to have a less than significant impact on aquifer volume. This issue will be fully addressed in the EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?**
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?**

**Less Than Significant Impact.** The project site will be regarded to accommodate the proposed project. The on-site drainage improvements will be constructed to current water quality and hydrology standards. Therefore, the project is not expected to result in substantial erosion or siltation or to substantially increase the rate or amount of surface runoff resulting from alteration of the existing drainage pattern of the site. This issue will be fully addressed in the EIR.

e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

f) **Otherwise substantially degrade water quality?**

**Less Than Significant Impact.** The proposed project will incorporate on-site drainage improvements needed to accommodate the proposed land uses. The project site will also feature water quality management features to address the quality of runoff generated by the site. On-site improvements will accommodate project drainage needs consistent with off-site drainage improvements. The EIR will address potential water quality impacts that may result from project implementation and will consider best management practices and mitigation measures to reduce potentially significant impacts to a less than significant level.

g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

h) **Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

i) **Expose people or structures to a significant risk of loss, injury or death, involving flooding, including flooding as a result of the failure of a levee or dam?**

**Less Than Significant Impact.** The proposed project site is located in Flood Zone X (FEMA Q3 Flood Data 1996). Flood Zone X includes areas that are outside the 100-year floodplains, areas of 1 percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1 percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1 percent annual chance flood by levees. The proposed project will not place housing within a 100-year flood hazard area. The project storm drain system will provide adequate flood protection so that potential flooding impacts are less than significant.

The project site is not located in close proximity to or in the flood path of a dam or levee and therefore is not susceptible to these risks. As shown in the Long Beach General Plan Seismic Safety Element, the project site is outside the flood influence areas for both the Whittier Narrows Dam and the Hansen Basin Flood Control facility. In the event of failure or breach of the Whittier Narrows Dam, the closer of the two facilities, flood waters would be contained by the San Gabriel River and the Los Cerritos Channel near the project site. This topic will be fully addressed in the EIR and mitigation measures will be identified, if necessary, to reduce potential project impacts to a less than significant level.

j) **Inundation by seiche, tsunami, or mudflow?**

**No Impact.** The project site is not in a designated seiche or tsunami influence area according to the City of Long Beach General Plan Seismic Safety Element (1988). There are no hillsides or slope areas adjacent to the site that could generate a mudflow. Therefore, no impacts from these conditions

are anticipated, and this issue will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**IX. LAND USE AND PLANNING.** Would the project:

**a) Physically divide an established community?**

**No Impact.** The project site is currently developed as an oil tank storage facility and as such there is no established community on the property. Project implementation will redevelop the site for retail commercial use. The project will not divide or disrupt the physical arrangement of the surrounding area. Consequently, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect**

**Less Than Significant Impact.** The proposed center is located within Subarea 19 of the Southeast Area Development and Improvement Plan (SEADIP). Much of this area, including the project site, is under the jurisdiction of the Local Coastal Program (LCP). The proposed project would require a Conditional Use Permit but would otherwise be consistent with the Zoning Ordinance and General Plan. The project will require a Local Coastal Development Permit. Consistency with applicable land use plans and ordinances will be addressed in the EIR.

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** The proposed project will not conflict with any habitat conservation plan or natural community conservation plan. There are no such plans applicable to the project site. Consequently, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**X. MINERAL RESOURCES.** Would the project:

**a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.** The proposed project site is not a mineral resource recovery site designated on a local general plan, specific plan, or other land use plan. The project site contains no known mineral

resources that would be of value to the region or to the residents of the State of California. Although oil extraction activity occurs within the southeast portion of the City, there is no indication that oil is buried beneath the surface of the project site, and the geological composition of the soils beneath the site make it unlikely. Consequently, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**XI. NOISE.** Would the project result in:

**a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Impact.** The applicable noise standards governing the project site are set forth in the Long Beach Municipal Code (Section 8.80). The City of Long Beach has adopted the State of California noise guidelines established by the Office of Noise Control and the State Government Code Section 65302(g). In addition to the State noise guidelines, the City of Long Beach has a Noise Control Ordinance that establishes the maximum permissible noise levels generated by individual noise sources. The City's Noise Control Ordinance also governs the time of day that construction work can be performed.

Noise levels on and in the vicinity of the project site will change as a result of the proposed project. Potential noise impacts associated with the project include road noise due to increases in vehicular traffic and construction noise. The potential noise impacts that may occur as a result of project implementation will be identified in the EIR. Analysis will also identify sensitive receptors in the vicinity of the project, if any, address applicable local noise standards, and analyze potential noise impacts.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Less Than Significant Impact.** Construction of the project would not result in significant groundborne vibration or groundborne noise on properties adjacent to the project site. Furthermore, project operation would not generate significant groundborne noise and vibration that are above existing levels. Consequently, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** Refer to response XIa above. The EIR will address any potential permanent and substantial temporary or periodic increases in ambient noise levels in the project vicinity. Potential noise impacts and mitigation measures, if necessary, will be addressed in the EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**
- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**Less Than Significant Impact.** The project is not located within an airport land use plan or within two miles of a public airport or private airstrip. The nearest airport facility, which is also more than two miles away, is the Armed Forces Reserve Center near the Naval Weapons Station, Seal Beach. The project site is not located within any air facility's adopted noise contours; therefore, project implementation will not result in exposure of people working on or visiting the project site to excessive noise levels attributable to the airport. The EIR will address potential noise impacts associated with aircraft flying over the site and include mitigation measures, if necessary.

## **XII. POPULATION AND HOUSING** Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**No Impact.** The proposed project is not a residential development and will therefore not result in direct growth-inducing effects. The proposed project includes redevelopment of a site within an urbanized area. The project site is located in an industrial area and is expected to serve the existing demand for services in the southeast portion of the City. The project is not the type of land use that would induce population growth. This topic will not be analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**
- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The proposed project will not displace existing housing or people. The proposed project includes redevelopment of a site within an urbanized area. The project site is located in an industrial area and is expected to serve the existing demand for services in the southeast portion of the City. This topic will not be analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

## **XIII. PUBLIC SERVICES** Would the project:

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental**

**facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**Fire protection?**

**Less Than Significant Impact.** The proposed project is an urban in-fill project in an area presently served by all public services. While the redevelopment of the project site has the potential to result in an increase in demand for fire protection services, the increase is expected to be incremental and not result in the need for new or expanded fire department facility. Impacts related to public services, including fire protection and emergency medical services, are expected to be less than significant. The EIR will, however, address service capacity of existing systems and any potential impacts to those services.

**Police protection?**

**Less Than Significant Impact.** The proposed project is an urban in-fill project in an area presently served by all public services. While the redevelopment of the project site has the potential to result in an increase in demand for police services, the increase is expected to be incremental and not result in the need for new or expanded police facilities. Impacts related to public services, including police protection, are expected to be less than significant. However, the EIR will address service capacity of existing systems and potential impacts to those services.

**Schools?**

**No Impact.** The proposed project will not result in a population increase or create new housing; therefore, no impacts to schools are expected. Impacts related to public services, including schools and other public facilities, are expected to be less than significant. This topic will not be analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**Parks?**

**No Impact.** The proposed project would not generate a need for park space. Therefore, public parks are not anticipated to be affected by the proposed project. This issue will not be further addressed in the EIR.

**Other public facilities?**

**Less Than Significant Impact.** The proposed project is an urban redevelopment project in an area presently served by all public services. Public services are in place and do not need to be extended in order to serve the project. The EIR will, however, address service capacity of existing systems and any potential impacts to those services.

#### **XIV. RECREATION**

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**No Impact.** The proposed project would not generate an increased demand for recreational facilities. It is therefore not anticipated that recreation facilities within the City of Long Beach will be affected by project implementation. This topic will not be analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**No Impact.** The proposed project does not incorporate recreational facilities. See also Response XIVa above. This topic will not be analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

#### **XV. TRANSPORTATION/TRAFFIC** Would the project:

- a) **Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

**Potentially Significant Impact.** A traffic and circulation study is in preparation that will address traffic impacts associated with construction and operation of the proposed project. The proposed project may cause an increase in daily vehicle trips when compared to the existing uses on site. The increase attributable to the project may cause congestion at intersections in the vicinity. The EIR will incorporate the analysis, findings, and mitigation measures formulated in a traffic and circulation study.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

**Potentially Significant Impact.** The City of Long Beach has established Level of Service (LOS) D as the minimum satisfactory operation for peak-hour intersection operations. The proposed project may cause significant traffic impacts on area intersections. The EIR will incorporate the analysis, findings, and mitigation measures formulated in a traffic and circulation study.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** Air traffic patterns will not be affected by the proposed project. The project site is not within two miles of an airport and does not include tall structures or sensitive uses that would necessitate changes in air traffic patterns. This topic will not be analyzed in the EIR unless new information identifying it as a potential impact is presented during the NOP process.

**d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less Than Significant Impact.** There are no project-related sharp curves that would result in safety hazards. No incompatible uses that would pose traffic safety hazards are anticipated on the project site. The traffic study will address turning movements and traffic flow from these locations. The EIR will incorporate the analysis, findings, and mitigation measures formulated in the traffic and circulation study.

**e) Result in inadequate emergency access?**

**Less Than Significant Impact.** The proposed project includes three access points. Primary access will be from the intersection of Studebaker Road and Loynes Drive. Secondary access may be obtained from two additional driveways on Studebaker Road, one north of the primary entrance and one south of the primary entrance. These driveways are proposed to be right-in right-out only. The proposed project will be required to comply with all applicable standards for emergency access. The EIR will incorporate the analysis, findings, and mitigation measures formulated in the traffic and circulation study resulting from emergency access.

**f) Result in inadequate parking capacity?**

**Less Than Significant Impact.** The proposed project includes 963 parking stalls. This exceeds the City's parking standard, which would require 945 parking stalls for the proposed uses at the square footage proposed. Therefore, inadequate parking capacity is not anticipated due to implementation of the proposed project. This topic will not be analyzed in the EIR unless new information identifying this as a potential impact is presented during the NOP process.

**g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

**Less Than Significant Impact.** Long Beach Transit and the Orange County Transportation Authority (OCTA) provide public transit near the project site. Commuters may also connect or transfer to Los Angeles Metropolitan Transportation Authority (MTA) services operating elsewhere in the City of Long Beach. The design of the proposed project is not anticipated to affect existing transit facilities or bikeways. The proposed uses may generate additional ridership, although it would be relatively minor additions. Transit authorities will be contacted to determine any potential impacts and mitigation, if appropriate. This topic will be fully addressed in the EIR.



**XVI. UTILITIES AND SERVICE SYSTEMS** Would the project:

**a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**No Impact.** The proposed project is not an industrial facility and is therefore not subject to the wastewater treatment requirements of the Regional Water Quality Control Board. The project is subject to the requirements of the State General Construction NPDES Permit during construction as well as the requirements of the City of Long Beach Municipal Code Chapter 18.95, which enforces the requirements of the municipal NPDES permit issued by the California Regional Water Quality Control Board, Los Angeles Region (LARWQCB) to the City of Long Beach. The intent of these regulations is to effectively prohibit non storm water discharges into the storm drain systems or watercourses and to require controls to reduce the discharge of pollutants into the storm water to the maximum extent practicable. Refer to Section VIIa for further explanation.

**b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Potentially Significant Impact.** The Sanitation Districts of Los Angeles County (LACSD) are the wastewater treatment provider for the proposed project site. The Long Beach Water Department operates and maintains over 750 miles of sanitary sewer line and delivers over 40 million gallons of wastewater per day to Los Angeles County Sanitation facilities located on the north and south sides of the City. Currently, a majority of the City's wastewater is delivered to the JWPCP of the Los Angeles County Sanitation District. The remaining portion of the City's wastewater is delivered to the Long Beach Water Reclamation Plant of the Los Angeles County Sanitation District. Capacity of the JWPCP is 385 mgd, and the plant operates at an average flow of 319.9 mgd. The Long Beach Water Reclamation Plant (WRP) provides primary, secondary, and tertiary treatment for 25 million gallons of wastewater per day.

The proposed project may require the construction of a private lift station with an equalization tank, odor control system, and force main to convey sewage during off-peak hours from the development to the Long Beach Water Department sewer system. After being conveyed to Water Department or LACSD facilities, the wastewater generated by the proposed project will be collected in an existing system of pipes and transported to the JWPCP located in the City of Carson or the Long Beach WRP located in the City of Long Beach for treatment.

The proposed land uses under the proposed project have the potential to result in increased demand for the treatment of used water generated on the project site. The Long Beach Water Department and the LACSD will be contacted during the preparation of the EIR to determine the potential effect of the proposed project on their ability to provide adequate treatment of water used on the site. The EIR will include a discussion of any potential impacts to wastewater treatment facilities caused by the

proposed project and will prescribe applicable mitigation measures, if necessary, and project design features to avoid or reduce impacts to below a level of significance.

**c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less Than Significant Impact.** The proposed project will require the construction of new storm water drainage facilities on site. The EIR will address impacts to storm water facilities and, if necessary, include mitigation to reduce project impact to the extent feasible.

**d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Less Than Significant Impact.** The Long Beach Water Department provides potable water to the project site. Sources of water include groundwater wells located within the City and treated surface water purchased from the Metropolitan Water District of Southern California (MWD). Water purchased from the MWD has two sources: the Colorado River, via the 242-mile Colorado River Aqueduct, and Northern California's Bay-Delta region, via the 441-mile California Aqueduct.

Recent water supply legislation ensures that water supply issues are thoroughly considered as part of the environmental review process. Under Water Supply/CEQA legislation enacted in 2001 (SB-610), if a city or county determines that any project (as broadly defined under the Water Code) is subject to CEQA, it must comply with the water supply assessment procedure as detailed in the State Water Code. A Water Supply Assessment is required for residential projects of more than 500 units and specified commercial and industrial projects or any project that would result in a water demand equivalent to or greater than a 500-unit residential development.

To determine if a Water Supply Assessment is needed for the proposed project, the Long Beach Water Department was contacted. The City of Long Beach Water Department estimates that 500 dwelling units use approximately 204 acre-feet of water per year. Projected water usage by the proposed project is 43.07 acre-feet of water per year, which is far below the 204 acre-feet threshold. Therefore, the proposed project does not exceed the threshold identified in SB-610 and is not subject to the Water Supply Assessment requirements. Regardless, the Long Beach Water Department will be further consulted, and water supply issues will be addressed in the EIR.

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Less Than Significant Impact.** The City of Long Beach is a member of the Sanitation Districts of Los Angeles County (LACSD), a confederation of independent special districts that provide wastewater and solid waste services in Los Angeles County. The LACSD work together to commit all waste to the County landfill system. Three active sanitary landfills handle approximately 22,000 tons per day (tpd) of trash (approximately 40 percent of the countywide disposal capacity), of which 14,000 tpd are disposed and 8,000 tpd are recycled. The agency also operates three gas-to-energy

facilities, two recycle centers, and two transfer/materials recovery facilities and participates in the operation of two refuse-to-energy facilities.

The Puente Hills Landfill, owned and operated by the LACSD since 1970, is the closest landfill to the project site (approximately 20 miles). The Puente Hills Landfill has a remaining capacity of 38 million tons at an average rate of 12,000 tons per day. The site receives up to 12,000 tons per day, on a six-day average. Tonnage accepted is limited by a Conditional Use Permit to 72,000 tons per week, based on a six-day week, with a maximum allowable daily tonnage of 13,200 tons. In its existing condition, the Puente Hills Landfill reaches its tonnage limit daily and often closes early.

For this reason it is expected that the waste generated by the project site will be transported to the Southeast Resource Recovery Facility (SERRF), which is a publicly owned refuse-to-energy facility located in the City of Long Beach. LACSD participates in its operation but the City of Long Beach owns and oversees the facility. SERRF, which began operation, in July 1988, processes an average of 1,290 tons of municipal solid waste each day and generates up to 36 megawatts of electricity. Over 1.5 billion kilowatts of electricity generated by the facility have been sold to Southern California Edison (SCE). The facility has a daily capacity of 1,380 tons.

It is expected that SERRF will be able to accommodate the additional solid waste generated by the proposed project, and therefore the proposed project will not result in a significant impact related to solid waste. However, the appropriate solid waste hauler will be contacted during the preparation of the EIR to determine the potential effect of the proposed project on its ability to provide adequate solid waste disposal services to the project site. The City of Long Beach Energy Department and LACSD will be contacted to determine the available capacity in the existing landfills at SERRF and their assessment of the potential impacts of the proposed project on these facilities. The EIR will include a discussion of any potential impacts to solid waste disposal facilities caused by the proposed project and if necessary will prescribe applicable mitigation measures and project design features to avoid or reduce impacts to below a level of significance.

**g) Comply with federal, state, and local statutes and regulations related to solid waste?**

**Potentially Significant Impact.** State legislation (Assembly Bill AB 939) requires that every city and county in California implement programs to recycle, reduce refuse at the source, and compost 50 percent of their solid waste. Waste haulers are expected to contribute by recycling residential and commercial waste they collect, and project developers are expected to employ measures to reduce the amount of construction-generated waste by 50 percent or more. Currently, the City of Long Beach is not in full compliance with waste diversion goals set by the State. Contractors will be required to reuse construction forms where practicable or applicable, attempt to balance soils on site, minimize overcutting of lumber and polyvinyl chloride (PVC) piping where feasible, and use landscape containers to the extent feasible. The EIR will address compliance with applicable federal, State, and local statutes, and include mitigation measures, if necessary, to further reduce the project's contribution to the county's solid waste disposal system.

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

Pursuant to State CEQA Guidelines Section 15065, a Lead Agency shall find that a project may have a significant effect on the environmental and thereby require an EIR to be prepared for the project when any of the following conditions occur:

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

**Less Than Significant Impact.** As previously mentioned, the project site is currently developed as an oil tank storage farm adjacent to two electricity generating stations. At this time, there are no known candidate, sensitive, or special status species inhabiting the site. The EIR will incorporate the analysis, findings, and mitigation measures formulated in the biological survey being prepared for the project site. Please refer to responses IVa-d above for additional discussion of possible impacts to biological resources and Va-d for additional discussion of possible impacts to cultural resources.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**Potentially Significant Impact.** The project site is located within an area of planned development. The proposed project may incrementally contribute to cumulative environmental impacts in the surrounding area. For each of the issues to be addressed in the EIR, an analysis of the potential for cumulative impacts to result will be provided. Mitigation measures to reduce any identified significant cumulative impacts will be provided, if necessary.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** As noted in the Air Quality section of this document, the proposed project site is in the South Coast Air Quality Basin, which is a nonattainment area for three of six criteria pollutants (PM<sub>10</sub>, carbon monoxide, and ozone). Because the Basin is a nonattainment area, construction and occupation/use of the proposed project may contribute to a delay in the ultimate attainment of regional air quality levels established by State and federal standards. Additionally, it may not be possible to reduce overall air quality impacts, and their effect on human beings, to below a level of significance.

The proposed project's contribution to cumulative impacts will be addressed in the EIR. The EIR will also address the potential for the proposed project to have a substantial environmental effect on human beings. Mitigation will be incorporated where possible to reduce potential environmentally adverse impacts to less than significant impacts.